073.0	0002	0010.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	726,900 / 726,900
					USE VALUE:	726,900 / 726,900
					ASSESSED:	726,900 / 726,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
90		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KIRKBRIDE MARYANNE--ETAL	
Owner 2:	WEEKS BONNIE L	
Owner 3:		
Street 1:	90 RIDGE ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 14,181 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1951, having primarily Clapboard Exterior and 1448 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	14181.000	193,800	500	532,600	726,900
Total Card	0.326	193,800	500	532,600	726,900
Total Parcel	0.326	193,800	500	532,600	726,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 502.00 | /Parcel: 502.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 073.0-0002-0010.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	193,800	500	14,181.	532,600	726,900	726,900	Year End Roll	12/18/2019
2019	101	FV	153,300	500	14,181.	494,600	648,400	648,400	Year End Roll	1/3/2019
2018	101	FV	153,300	500	14,181.	494,600	648,400	648,400	Year End Roll	12/20/2017
2017	101	FV	153,300	500	14,181.	433,700	587,500	587,500	Year End Roll	1/3/2017
2016	101	FV	153,300	500	14,181.	395,700	549,500	549,500	Year End	1/4/2016
2015	101	FV	152,600	500	14,181.	350,000	503,100	503,100	Year End Roll	12/11/2014
2014	101	FV	152,600	500	14,181.	331,000	484,100	484,100	Year End Roll	12/16/2013
2013	101	FV	152,600	500	14,181.	315,000	468,100	468,100		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	21112-498		4/1/1991		157,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/28/2005	875	New Wind	31,492			G7	GR FY07	
11/28/2003	1022	Re-Roof	6,900					

ACTIVITY INFORMATION

Date	Result	By	Name
10/9/2018	MEAS&NOTICE	BS	Barbara S
3/16/2009	Meas/Inspect	372	PATRIOT
12/11/1999	Inspected	264	PATRIOT
11/3/1999	Mailer Sent		
10/13/1999	Measured	243	PATRIOT
7/30/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		14181		Sq. Ft.	Site		0	70.	0.54	12			Topo	-10					532,620						532,600	

Total AC/HA: 0.32555 | Total SF/SM: 14181 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 532,620 | Spl Credit | Total: 532,600

PRINT

Date	Time
12/10/20	20:57:35

LAST REV

Date	Time
01/23/19	15:15:16

apro

User Acct / GIS Ref / GIS Ref / Insp Date

46293
10/09/18
!6153!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	46293
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PAT ACCT. 6153

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99186128
Adj $ / SQ:	127.206
Other Features:	77000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	263355
Depreciation:	69526
Depreciated Total:	193829

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

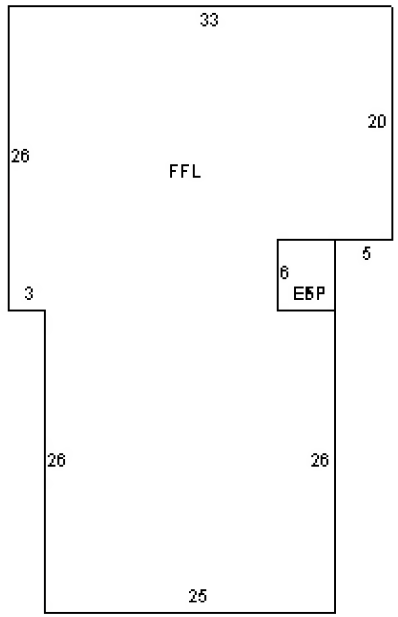
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	127.21
Special Features:	0	Val/Su Net:	131.12
Final Total:	193800	Val/Su SzAd	133.84

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,448	127.210	184,195
EFP	Enclos Porch	30	72.010	2,160

	Net Sketched Area:	1,478		Total:	186,355
Size Ad	1448	Gross Are	1478	FinArea	1448

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 073.0-0002-0010.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X20	A	AV	1960	4.13	T	40.8	101			500			500
2	Frame Shed	D	Y	1	8X8	A	AV	1960	0.00	T	40	101						
2	Frame Shed	D	Y	1	7X12	A	AV	1970	0.00	T	39.2	101						

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500

IMAGE

AssessPro Patriot Properties, Inc